

**MANAGEMENT CERTIFICATE**  
**ARROWPOINT RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an Officer of Arrowpoint Residential Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision Arrowpoint (the "Subdivision Development").
2. The name of the Association is Arrowpoint Residential Community, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:  
  
Arrowpoint, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2020143308 in the Plat Records of Williamson County, Texas.
4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Declaration of Covenants, Conditions and Restrictions for Arrowpoint, recorded at Document No. 2021073797 in the Official Public Records of Williamson County, Texas.

Arrowpoint Community Manual, recorded at Document No. 2021074385 in the Official Public Records of Williamson County, Texas.

Arrowpoint Adoption of Working Capital Assessment, filed in Document No. 2021074386 in the Official Public Records of Williamson County, Texas.

Arrowpoint Appointment of Architectural Control Committee, recorded at Document No. 2021074387 in the Official Public Records of Williamson County, Texas.

Arrowpoint Notice Regarding Subdivision Entry and Fencing Easement and Landscape and Monument Sign Easement, recorded at Document No. 2021075656 in the Official Public Records of Williamson County, Texas.

Deed without Warranty, recorded at Document No. 2021112518 in the Official Public Records of Williamson County, Texas.

5. The name and mailing address of the Association is:  
  
Arrowpoint Residential Community, Inc.  
c/o Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park, TX 78613
6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:  
  
Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park, TX 78613  
Tel: (512) 918-8100  
Email: [pamco@pamcotx.com](mailto:pamco@pamcotx.com)

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFI!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00
Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00

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Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

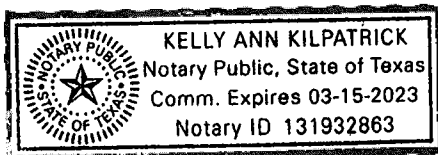
This Management Certificate is effective as of the 19 day of November, 2021.

ARROWPOINT RESIDENTIAL COMMUNITY, INC., a Texas  
nonprofit corporation

By: [Signature]  
Name: Doug Plas  
Title: AGENT

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 19 day of November, 2021, by Doug Plas, Registered Agent Arrowpoint Residential Community, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

[Signature: Kelly Ann Kilpatrick]  
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle  
CAGLE PUGH, LTD., LLP  
4301 Westbank Dr. A-150  
Austin, Texas 78746

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**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2021187530**

Pages: 4 Fee: \$34.00

12/10/2021 08:30 AM

OSALINAS



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas